



**10 River View, Hook, Goole, DN14 5PS
£220,000**

EPC: C

****NO UPWARD CHAIN**** This three bedroom semi detached house is located in a quiet cul-de-sac in the highly regarded village of Hook. The property has been extended to the ground floor to create a dining kitchen and has been updated in recent years to include a new bathroom, fitted kitchen, new windows and doors, interior oak doors and bannister. Outside the property offers a driveway, gardens to the front and rear and a timber summerhouse/garden store. A viewing is highly recommended of this ideal family home.

- NO UPWARD CHAIN
- Three bedroom semi detached house
- Ideal family home
- Extended to the ground floor
- Modern fitted kitchen and bathroom
- Oak interior doors
- New uPVC double glazed windows and composite doors
- Gardens to the front and rear
- Timber summerhouse/garden store
- Viewing highly recommended

DESCRIPTION

This three bedroom semi detached house incorporates gas central heating and uPVC double glazing and offers accommodation comprising;

ENTRANCE PORCH

3'10" x 5'1"

Composite entrance door. Oak floor.

LOUNGE

13'8" x 14'11"

Stair way leading to the first floor. Oak floor. Two central heating radiators.

DINING KITCHEN

8'8" x 14'5" plus 9'10" x 6'9"

A modern and comprehensive range of fitted units with solid oak shaker style fronts having oak worktops and tiled work surrounds. The units incorporate a black single drainer sink, and a 5 ring NEFF induction hob with a contemporary style cooker hood over. Integrated appliances include a dishwasher and a NEFF double oven with hide and slide doors. The dining area has matching floor to ceiling cupboards. A further cupboard houses the gas central heating boiler and has an integrated washing machine under. Tiled floor. One central heating radiator. Velux window. Composite door provides access into the rear garden.

LANDING

9'10" x 5'9"

Loft access. Airing cupboard.

BEDROOM ONE

8'2" x 11'1"

To the rear elevation. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

8'2" x 13'6"

To the front elevation. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

7'10" x 5'10"

To the front elevation. One central heating radiator.

BATHROOM

5'8" x 5'10"

A modern white suite comprising a bath with a mains fed shower over and a glass shower screen to the bath side, and a vanity unit housing a wash hand basin and a low flush WC. Fully tiled walls and floor. Chrome heated towel rail.

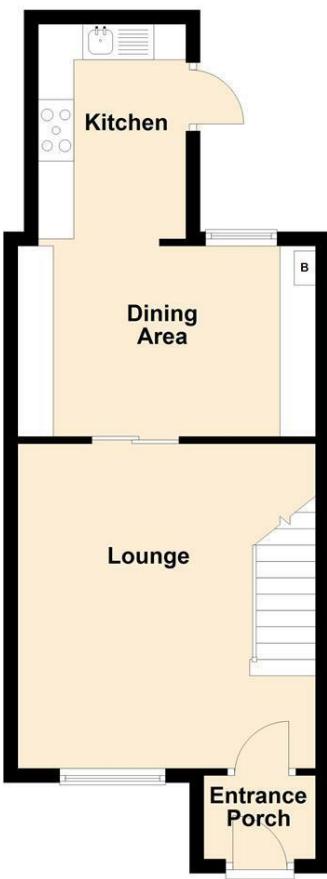
OUTSIDE

To the front of the property there is lawned garden and a concrete driveway providing off street parking. A timber gate provides access into the rear garden.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with an Indian stone paved seating area. At the bottom of the garden there is a timber summerhouse with a separate garden store which has light and power.

Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 70.0 sq. metres (753.9 sq. feet)

First Floor

Approx. 30.8 sq. metres (331.3 sq. feet)

